



7H Colonsay Terrace

Oban | Argyll | PA34 4YL

Guide Price £99,950

Fiuran
PROPERTY

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Situated just a short walk from Oban town centre, 7H Colonsay Terrace is a bright and generously proportioned 3 Bedroom top-floor Flat. The property would benefit from some updating but already includes a brand-new bathroom, making it an ideal project for those looking to create a bright and comfortable home in a convenient setting.

Special attention is drawn to the following:-

Key Features

- Spacious top floor flat with 3 Bedrooms
- Lovely, elevated views towards Glencruitten
- Hallway, large Kitchen/Diner, Lounge
- 3 Bedrooms, Bathroom, WC, Laundry Room/Store
- Excellent storage including large Loft
- Electric storage heating
- White goods included in sale
- Free residents' car parking
- Close to Oban Primary Campus
- Convenient to town centre and amenities
- Improvement potential
- No chain



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The accommodation comprises entrance Vestibule with Laundry Room/Store and further storage cupboard, Hallway with access to the Loft, large fitted Kitchen/Diner with a range of white goods, sizeable Lounge, 3 Bedrooms, newly fitted Bathroom, and separate WC.

Close to Oban Primary Campus, 7H Colonsay Terrace benefits from electric storage heating and would make an ideal starter home or investment.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via shared entry at the front of the property, into the communal close, up three sets of stairs, and through an entrance door at the top on the right.

VESTIBULE

With laminate flooring, built-in shelved cupboard, and doors leading to the Laundry Room/Store and Hallway.

LAUNDRY ROOM/STORE 2.75m x 1.75m

With wall-mounted shelving, ceiling pulley, power, lighting, & concrete floor.

HALLWAY

With built-in cloak cupboard, further small cupboard (housing the electric meter/fuse box), electric storage heater, and doors leading to the Lounge, Kitchen/Diner, all 3 Bedrooms, the Bathroom, and the WC.

LOUNGE 4.55m x 3.85m (max)

With 2 windows to the front elevation, electric storage heater, and wooden flooring.



KITCHEN/DINER 6.15m x 2.8m (max)

Fitted with a range of base & wall-mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, washing machine, tumble dryer, dishwasher, built-in shelved cupboard (housing the hot water cylinder), electric storage heater, wood effect flooring, and windows to the rear elevation (requiring attention).

BEDROOM ONE 3.55m x 3.4m (max)

With window to the front elevation, fitted bedroom furniture (including wardrobes), and laminate flooring.

BEDROOM TWO 4.05m x 1.8m (max)

With window to the rear elevation, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BEDROOM THREE 4.05m x 2.6m

With window to the rear elevation, and fitted carpet.

BATHROOM 1.85m x 1.5m

With newly fitted bath with electric rain shower over, wall-mounted vanity wash basin, Respatex style wall panelling, and tile effect flooring.

WC 1.5m x 0.9m

With WC, wash basin, tiled walls, and vinyl flooring.



7H Colonsay Terrace, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage

Council Tax: Band B

EPC Rating: D66

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, primary schools and a high school, churches, a general hospital, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square head along Soroba Road on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. At the top, turn left into Colonsay Terrace. 7H Colonsay Terrace is straight ahead and can be identified by the For Sale sign in the window.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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